

114.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

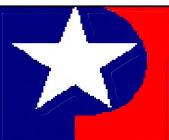
652,000 / 652,000

USE VALUE:

652,000 / 652,000

ASSESSED:

652,000 / 652,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: YANG YINONG	
Owner 2: ZHAO YOUNG	
Owner 3:	

Street 1: 152 OVERLOOK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KING GERTRUDE A -

Owner 2: -

Street 1: 152 OVERLOOK RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,035 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1833 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5035		Sq. Ft.	Site		0	70.	1.13	5									399,735						399,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5035.000			248,600		3,700		399,700		652,000							
Total Card							0.116			248,600		3,700		399,700		652,000		Entered Lot Size					
Total Parcel							0.116			248,600		3,700		399,700		652,000		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		355.70		/Parcel: 355.7				Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID 114.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	248,600	3700	5,035.	399,700	652,000	652,000	Year End Roll	12/18/2019
2019	101	FV	198,100	3700	5,035.	405,400	607,200	607,200	Year End Roll	1/3/2019
2018	101	FV	204,900	3700	5,035.	302,700	511,300	511,300	Year End Roll	12/20/2017
2017	101	FV	204,900	3700	5,035.	274,100	482,700	482,700	Year End Roll	1/3/2017
2016	101	FV	204,900	3700	5,035.	262,700	471,300	471,300	Year End	1/4/2016
2015	101	FV	193,100	3700	5,035.	222,700	419,500	419,500	Year End Roll	12/11/2014
2014	101	FV	193,100	3700	5,035.	211,300	408,100	408,100	Year End Roll	12/16/2013
2013	101	FV	193,100	3700	5,035.	201,000	397,800	397,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KING GERTRUDE A	36009-141		7/30/2002		395,000	No	No		
	8495-197		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1499	Re-Roof	6,825					

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	MEAS&NOTICE	BS	Barbara S
1/9/2009	Meas/Inspect	336	PATRIOT
12/1/2002	MLS	MM	Mary M
3/17/2000	Inspected	264	PATRIOT
2/16/2000	Measured	263	PATRIOT
9/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 6	Colonial			Full Bath: 1	Rating: Average			PDAS. OF=SINK IN BMT..																
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 1	- Concrete			A 3QBth:	Rating:																			
Frame: 1	- Wood			1/2 Bath:	Rating:																			
Prime Wall: 4	- Vinyl			A HBth:	Rating:																			
Sec Wall:		%		OthrFix: 1	Rating: Average																			
Roof Struct: 1	- Gable			OTHER FEATURES																				
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1																
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
View / Desir:				Fpl: 1	Rating: Average																			
GENERAL INFORMATION				WSFlue:	Rating:																			
Grade: C - Average				CONDOS INFORMATION																				
Year Blt: 1931	Eff Yr Blt:			Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdict:		Fact:	.	Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN												
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		No Unit	RMS	BRS	FL													
Prim Int Wall: 2	- Plaster			Functional:				1	7	3	M													
Sec Int Wall:		%		Economic:																				
Partition: T - Typical				Special:																				
Prim Floors: 3	- Hardwood			Override:				Totals																
Sec Floors:		%		Total:	31	%		1	7	3														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES																
Subfloor:				Basic \$ / SQ:	125.00			Rate	Parcel ID	Typ	Date	Sale Price												
Bsmnt Gar:				Size Adj.: 1.32307684																				
Electric: 3 - Typical				Const Adj.: 0.98990101																				
Insulation: 2 - Typical				Adj \$ / SQ: 163.714																				
Int vs Ext: S				Other Features: 64500																				
Heat Fuel: 1 - Oil				Grade Factor: 1.00																				
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																				
# Heat Sys: 1				NBHD Mod:																				
% Heated: 100		% AC:		LUC Factor: 1.00																				
Solar HW: NO	Central Vac: NO			Adj Total: 360221																				
% Com Wall:	% Sprinkled:			Depreciation: 111669				Juris. Factor:			Before Depr:	163.71												
				Deprecated Total: 248553				Special Features: 0			Val/Su Net:	105.16												
								Final Total: 248600			Val/Su SzAd:	159.36												
MOBILE HOME				Make:				Serial #:			Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 114.0-0004-0004.0												IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		AssessPro Patriot Properties, Inc				
3	Garage	D	Y	1	12X20	A	AV	1931	25.42	T	40	101			3,700				3,700					
More: N	Total Yard Items:	3,700		Total Special Features:			Total:	3,700																